

MINUTES  
ZONING BOARD OF APPEALS  
APRIL 10, 2013 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Present: Grady, Kravits, Manning, Russotto, Stebbins  
Excused: Mencer  
Staff: Davis, Gilot

Chairman Stebbins called the meeting to order at 7:02 p.m. The Chairman reviewed the public hearing procedures.

II. PUBLIC HEARING

ZBA#13-02 – 368 Noank Road, Mystic, Sally E. McGee and Sarah C. Cahill/Owners, for variances to Section 5.2 to allow a front yard setback of 16.5 feet in lieu of 25 feet, and to allow lot coverage of 21% in lieu of 20%; and a variance to Section 8.6-4.A. to allow the enlargement of a non-conforming structure. PIN 261805271647, RS-12 zone. (Postponed from 3/27/13)

Secretary Manning read the call, and stated that the mailings were in order.

Sally McGee, 368 Noank Road, explained the variances requested. The lot is pre-existing non-conforming, established before zoning and RS-12 requirements. Ms. McGee detailed the proposed addition to the existing home. Ms. McGee presented to the Board a survey of the property which was done last year (Exhibit 1) showing the exact lot size as 5,619 s.f. The existing porch is set back 9 ½ feet from the property line. Architectural renderings were explained for the Board (Exhibit 2). The proposed addition will be two stories, a total of 101 s.f., 16 ½ feet from the property line. Staff said the application was exempt from CAM. Ms. McGee was granted a Certificate of Appropriateness by the Historic District Commission. The Chairman asked for comments from the public and there were none.

A letter in favor of the application, submitted by Tom and Carolyn Tetlow dated 3/10/13, was read into the record.

The Planning Commission had no comment.

The public hearing was closed at 7:17 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1. Decision on Public Hearing Application

ZBA#13-02 – 368 Noank Road, Mystic, Sally E. McGee and Sarah C. Cahill/Owners

The Board felt that the constraints of the site created a hardship.

MOTION: To grant the variances as requested.

Motion made by Manning, seconded by Russotto. MOTION PASSED UNANIMOUSLY.

2. Correspondence – None

3. Minutes – Meeting of March 13, 2013

MOTION: To approve the minutes of March 13, 2013 as presented.

Motion made by Russotto, seconded by Kravits. MOTION PASSED UNANIMOUSLY.

4. Old Business

Discussion of draft regulation amendment to Section 8.5-8 B.1

Staff said a copy of the proposed amendment was included in the agenda packet. The first of the four items in that section would be deleted, at the recommendation of the Town Attorney. Staff hoped to submit the application in time for a public hearing at the Zoning Commission's June meeting. The Board concurred with the proposed language and recommended that staff submit the application.

5. New Business

a) New Applications

Two new applications received, one for the Ljubic Residence for a lot split on River Road, and another for the Dailey Residence for a detached shed on High Street. Both public hearings were scheduled for the May 8, 2013 meeting.

6. Report of Staff

Chairman Stebbins said he and the other attendees attended the CFPZA annual dinner meeting in March, and Mr. Kravits received a lifetime achievement award for his twenty five years of service with the Zoning Board of Appeals.

Staff said the POCD Steering Committee will hold its first community meeting on May 15<sup>th</sup>. The consultant will give a presentation, followed by a breakout session to allow public input.

Staff said the Mike Murphy has been out on medical leave for several weeks and returns to the office tomorrow, beginning on a part time basis.

IV. ADJOURNMENT

Motion to adjourn at 7:29 p.m. was made by Grady, seconded by Russotto, so voted unanimously.

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Tom Manning  
Zoning Board of Appeals

Prepared by Debra Gilot, Office Assistant III